

IN RE: PETITION FOR VARIANCE  
SE/Corner Belair Road and  
Soth Avenue  
(9135 Soth Avenue)  
11th Election District  
5th Councilmanic District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-62-A

Michael K. Faulkner  
Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 9135 Soth Avenue, located in the vicinity of Belair Road in Perry Hall. The Petition was filed by the owner of the property, Michael K. Faulkner. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael Faulkner, legal owner of the property, and his mother, Joyce Faulkner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a corner lot, consisting of 8,398 sq.ft., more or less, zoned D.R. 5.5. The property is an irregularly shaped, unimproved lot located at the intersection of Belair Road and Soth Avenue in Perry Hall. Mr. Faulkner proposes to develop the lot with a single family dwelling as shown on the site plan marked as Petitioner's Exhibit 1. The proposed dwelling will meet all side, front and rear yard setback requirements as they relate to distances required from the dwelling to the property lines. Moreover, the dwelling will be constructed in a manner consistent with other houses in

ORDER RECEIVED FOR FILING  
Date 9/18/96  
BY [Signature]

MICROFILMED

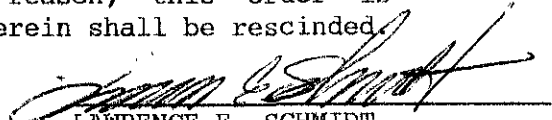
this community. However, the side yard of the proposed dwelling will be set back a distance of 20 feet from the street right-of-way of Soth Avenue, which is slightly less than the 25 feet required. Thus, a variance is necessary in order to proceed with the proposed improvements.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the variance. The uniqueness of this property is found in its unusual shape and the fact that same is a corner lot bordering two public streets. Denial of the variance would render improvement of the property with the proposed dwelling impossible. Moreover, there will be no detriment to the surrounding properties. For these reasons, the relief requested shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of September, 1996 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 9/18/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 18, 1996

Mr. Michael Faulkner  
6215 York Road  
Baltimore, Maryland 21212

RE: PETITION FOR VARIANCE  
SE/Corner Belair Road and Soth Avenue  
(9135 Soth Avenue)  
11th Election District - 5th Councilmanic District  
Michael K. Faulkner - Petitioner  
Case No. 97-62-A

Dear Mr. Faulkner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

File

MICROFILMED



63

ORIGINAL SIGNATURE THIS FORM.



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-62-A

9135 Soth Avenue

which is presently zoned DR.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 TO PERMIT A

SIDE STREET SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 25 FT FOR A PROPOSED DWELLING.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- ① Reasonable use of this property can not be met unless it is buildable.
- ② The property was purchased under the assumption that the lot was suitable for building the house desired. After originally meeting with the BC zoning dept., I was told the house I wanted to build would be suitable for the lot. I purchased the plans for my house, but the person did not know it was a corner lot. A 10 foot variance is needed to build a 26' by 40' house. The house would assimilate into the neighborhood in reference to width and height.
- ③ This hardship is not the result of my own actions.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

Printed with Soybean Ink  
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Mr. Michael K. Faulkner

(Type or Print Name)

*Michael K Faulkner*

Signature

(Type or Print Name)

Signature

6215 York Rd. (home) (410) 435-1316 / (410) 529-1900 work

Address

Phone No

Baltimore, MD 21212

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

8/8/90

ORDER RECEIVED FOR FILING

Date

By

63

● Zoning Description.

9135 BELAIR RD. 97-62-A

BEGINNING AT A POINT ON THE SOUTH EAST INTERSECTION  
OF BELAIR RD. (60 FT. WIDE) AND SOUTH AVE. 50 FT WIDE,  
THENCE, EASTERLY 21 FT, EASTERLY 164 FT, SOUTH WESTERLY  
69.13 FT, WESTERLY 176 FT., THEN <sup>NORTHERLY 51 FT.</sup> ~~51 FT~~ ALONG BELAIR  
RD. TO THE POINT OF BEGINNING,

LOT SIZE. 8,298 #.

ELECTION DISTRICT 11

COUNCIL DISTRICT 5 .

MICROFILMED.

## Zoning Description

### Zoning Description for 9135 Soth Avenue

Beginning at a point on the southeast side of Belair Road which is 60' Right-of-way wide at the distance of 254' Southeast of the centerline of the nearest improved intersecting street Soth Avenue which is 50' right-of-way wide. \*Being Lot # , Block , Section # in the subdivision of as recorded in Baltimore County Plat Book # 6983, Folio # 374, containing 8,298.221 sq. feet. Also known as Belair Road and 9135 Soth Avenue and located in the 11<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District.

CASE NUMBER: 97- -A (Item 63)  
9135 Soth Avenue  
SEC Belair Road and Soth Avenue  
11th Election District - 5th Councilmanic  
Legal Owner(s): Michael K. Faulkner

lost by: 8/27/96

29C6

Variance to permit a side street setback of 20 feet in lieu of the  
required 25 feet for a proposed dwelling.

RECORDED  
MICROFILMED

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 11:00 a.m. in Room 106,  
County Office Building.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

97-62-A

District: 11th

Posted for: 9-11-96 HEARING

Date of Posting: 8/24/96

Petitioner: FAULKNER

Location of property: 9135 South Ave

Location of Signer:

Remarks:

Posted by: [Signature]

Signature

Date of return:

Number of Signs: 1

RECEIVED





**NOTICE OF HEARINGS**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-62-A  
(Item 63)  
9135 South Avenue  
SEC. 86B, 86C and 86D  
Zoning: R-100  
1111 Eastern Avenue

SAN DOMINGO, INC.  
Legal Counsel:  
Michael K. Finkbeiner  
Attorney for the Applicant  
Proposed: To rezone a site street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling.  
Hearing: Wednesday, September 11, 1996 at 11:00 a.m. in Rm. 106 County Office Building.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.  
(2) For information concerning the file and/or hearing, Please Call 887-3391.

8/30/96 Aug 22 C76013

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 8/22, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 7 successive weeks, the first publication appearing on 8/22, 1996.

**THE JEFFERSONIAN,**

*A. H. Emerson*  
**LEGAL AD. - TOWSON**

**MICROFILMED.**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 63 Petitioner: M. Faulkner

Location: Bel Air Rd. & 9135 Soth Ave.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael K. Faulkner

ADDRESS: 6215 York Rd.

Baltimore, MD 21212

PHONE NUMBER: (410) 435-1316 (home) (410) 529-1900 (work)



# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



Vicinity Map  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_

acreage \_\_\_\_\_ square feet \_\_\_\_\_

SEWER: ☐ public ☐ private  
WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ yes ☐ no

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

TO: PUTUXENT PUBLISHING COMPANY  
August 22, 1996 Issue - Jeffersonian

Please forward billing to:

Michael K. Faulkner  
6215 York Road  
Baltimore, MD 21212  
435-1316

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-62-A (Item 63)  
9135 Soth Avenue  
SEC Belair Road and Soth Avenue  
11th Election District - 5th Councilmanic  
Legal Owner(s): Michael K. Faulkner

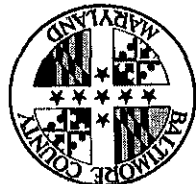
Variance to permit a side street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling.

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



DIRECTOR

A handwritten signature in black ink, appearing to read "J. J. [unclear]", is written over the word "DIRECTOR".

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

BUILDINGS ENGINEER

A handwritten signature in black ink, appearing to read "John R. [unclear]", is written over the words "BUILDINGS ENGINEER".



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 15, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-62-A (Item 63)  
9135 Soth Avenue  
SEC Belair Road and Soth Avenue  
11th Election District - 5th Councilmanic  
Legal Owner(s): Michael K. Faulkner

Variance to permit a side street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling.

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 11:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Michael K. Faulkner

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





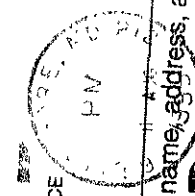
*[Signature]*  
DIRECTOR

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

*[Signature]*  
BUILDINGS ENGINEER

Gwen  
File

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees  
USPS  
Permit No. G-

• Print your name, address, and ZIP Code in this box •

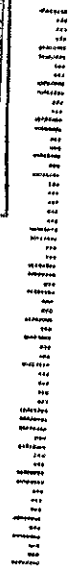
W. Carl Richards, Jr.  
Zoning Review Supervisor  
Baltimore County PDM  
111 West Chesapeake Avenue  
Room 111  
Towson, MD 21204

RECEIVED

AUG 12 1999

DEPT. OF PERMITS AND  
DEVELOPMENT MANAGEMENT

10





Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

**3. Article Addressed to:**

Mr & Mrs Austin Calp  
3008 Hernwood Road  
Granite MD 21163

#97-062-M

**4a. Article Number**

Z 010 916 929

**4b. Service Type**

- |  |   |
|--|---|
| <input type="checkbox"/> Registered                                | <input checked="" type="checkbox"/> Certified |
| <input type="checkbox"/> Express Mail                              | <input type="checkbox"/> Insured              |
| <input checked="" type="checkbox"/> Return Receipt for Merchandise | <input type="checkbox"/> COD                  |

**7. Date of Delivery**

8-10-99

**5. Received By: (Print Name)**

**8. Addressee's Address (Only if requested and fee is paid)**

**6. Signature: (Addressee or Agent)**

X *Austin Calp*

PS Form 3811, December 1994

102595-97-B-0179

Domestic Return Receipt

Thank you for using Return Receipt Service.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 5, 1996

Mr. Michael K. Faulkner  
6215 York Road  
Baltimore, MD 21212

RE: Item No.: 63  
Case No.: 97-62-A  
Petitioner: Michael Faulkner

Dear Mr. Faulkner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
ELECTRICAL INSPECTION FEE SCHEDULE  
EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

FIXTURES

ROUGH WIRING

switches, receptacles, and lights to be counted as outlets:

1 to 50 outlets . . .	\$17.00	1 to 50 fixtures . . .	\$17.00
For each additional 25 outlets or fraction thereof . . .	\$3.00	For each additional 25 fixtures or fraction thereof . . .	\$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service . . . . . \$44.00  
Not over 200 amp. service . . . . . \$52.00  
Over 200 amp. service . . . . . \$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

CONDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Secondary Fee

Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . . \$17.00 -- \$5.00  
1 HP to 40 HP, KW or KVA . . . . . \$17.00 -- \$5.00  
Over 40 HP to 75 HP, KW or KVA . . . . . \$17.00 -- \$6.00  
Over 75 HP, KW or KVA . . . . . \$17.00 -- \$7.00

NOTE: Where above motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps . . . . . \$17.00  
Over 400, not over 800 amps . . . . . \$25.00  
Over 800 amps . . . . . \$43.00

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES OUTDOOR SUB-STATIONS

Not over 200 KVA . . . . . \$19.00  
Over 200 to 500 KVA . . . . . \$21.00  
Over 500 KVA . . . . . \$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding . . . . . \$17.00  
Filters & Pool Lights (use fixture & appliance schedule)  
REINSPECTION OR REINSTRUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than . . . . . \$43.00  
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) . . . . . \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:  
0 to 10 amp. . . . . \$17.00  
Each additional 5 amp. or fraction thereof . . . \$7.00  
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign,  
minimum fee . . . . . \$17.00

Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic, 1 to 20 HP each . . . . . \$17.00  
Single unit, non-automatic, Over 20 HP: apply primary motor schedule. Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee . . . . . \$17.00  
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES

1 to 15 devices . . . . . \$17.00  
Each additional 5 . . . . . \$3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS  
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW . . . . . \$17.00  
11 to 25 KW . . . . . \$21.00  
26 to 50 KW . . . . . \$28.00  
Over 50 KW . . . . . \$34.00

Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.  
Minimum fee . . . . . \$17.00

Temporarily and inspections requested after the first inspection, when work was not ready, EACH . . . . . \$43.00

Issuance of duplicate certificate . . . \$3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMPLE, ONE-ITEM INSPECTIONS.

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:     Arnold Jablon, Director  
          Permits and Development  
          Management

DATE:   August 22, 1996

FROM:    Pat Keller, Director  
          Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



DIRECTOR

A handwritten signature in black ink, appearing to read "J. J. [unclear]", is written over the word "DIRECTOR".

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

BUILDINGS ENGINEER

A handwritten signature in black ink, appearing to read "John R. [unclear]", is written over the words "BUILDINGS ENGINEER".

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: August 23, 1996

FROM: Robert W. Bowling, Chief *RWB/DWK*  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for August 26, 1996  
Items: "Use Permit-Parking", 033,  
057, 058, 062, (063), 065, 066, 067,  
and 069

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



*[Signature]*  
DIRECTOR

**BALTIMORE COUNTY, MARYLAND**  
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
TOWSON, MARYLAND 21204

*[Signature]*  
BUILDINGS ENGINEER

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 08/15/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 19, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 33, 55, 58, 60, 63, 64, 65, 66,  
67, 68, 69 AND 71.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office. PHONE 887-4881, MS-1102F

cc: File

MICROFILMED





Baltimore County Government  
Department of Community Development



One Investment Place Suite 800  
Towson, MD 21204

887-3317  
Fax 887-5696



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

8-16-96

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 063 (JLL)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

RE: PETITION FOR VARIANCE \* BEFORE THE  
9135 Soth Ave., SEC Belair Road & Soth Ave. \* ZONING COMMISSIONER  
11th Election District, 5th Councilmanic \*  
Michael K. Faulkner \* OF BALTIMORE COUNTY  
Petitioners \*  
CASE NO. 97-62-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6<sup>th</sup> day of September, 1996, a copy of the foregoing Entry of Appearance was mailed Michael K. Faulkner, 6215 York Road, Baltimore, MD 21212, Petitioner.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

11/14/97 1:50

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 9135 Bel Air Rd.

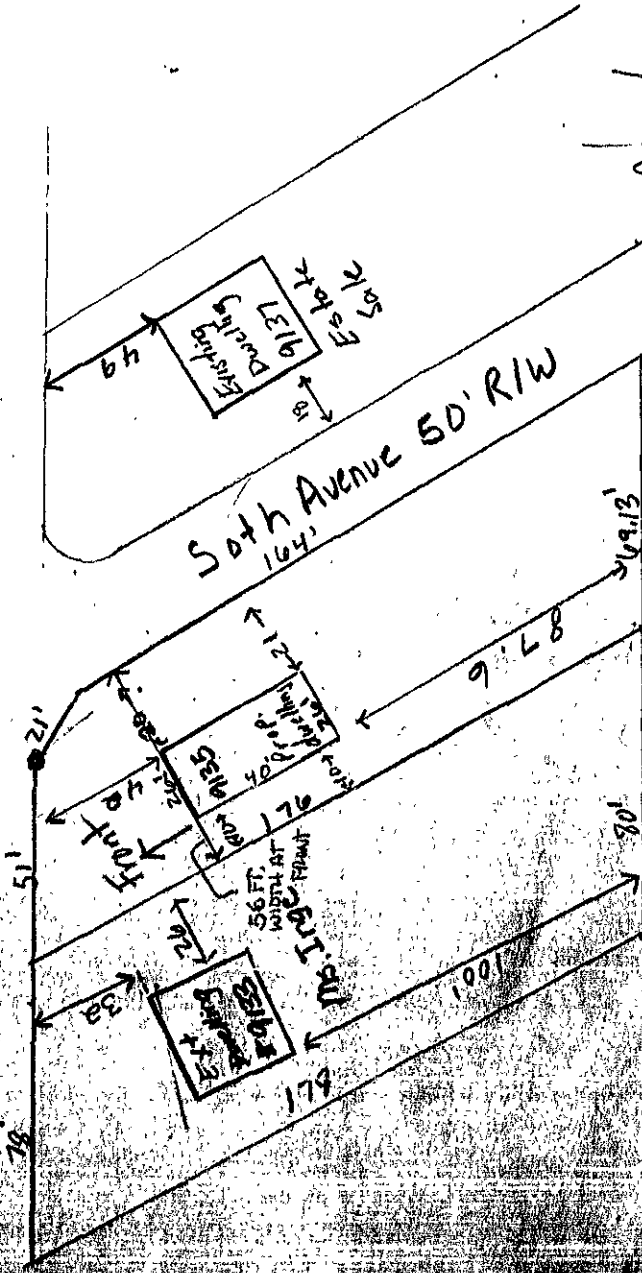
Subdivision name: Perryhall

plat book # 53695 folio # 1083, lot # 374, section #       

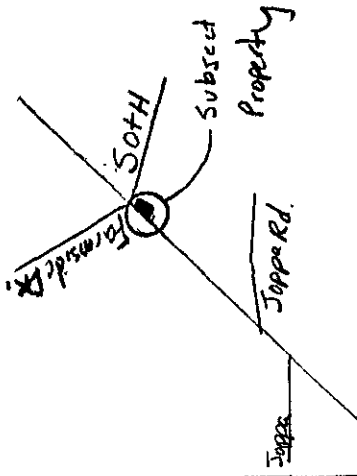
OWNER: Michael K Fowler

Bel Air Road 60' R/W

97-62-A



*DA No 1*



## LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"=200' scale map #: NE-10G

Zoning: DR.S.S

Lot size: .20 acreage 8,398 square feet

public private

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: None

## Zoning Office USE ONLY!

reviewed by: JLL ITEM #: 63 CASE #:

MICROFILMED

North

date: 8/7/00 Scale of Drawing: 1"= 50

prepared by: Michael K Fowler



97-6362-A



**BALTIMORE COUNTY**  
**OFFICE OF PLANNING AND ZONING**  
**OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992  
12-94-92, 95-92, 96-92, 97-92, 98-92, 99-92

*William D. Horn*  
Chairman, County Council

SCALE  
1" = 200'

DATE  
OF PHOTOGRAPHY  
JANUARY 1986

LOCATION  
PERRY HALL

NE  
10-G

SHEET

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IN RE: PETITION FOR VARIANCE  
SE/Corner Belair Road and  
South Avenue  
(9135 South Avenue)  
11th Election District  
5th Councilmanic District  
Michael K. Faulkner  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-62-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 9135 South Avenue, located in the vicinity of Belair Road in Perry Hall. The Petition was filed by the owner of the property, Michael K. Faulkner. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael Faulkner, legal owner of the property, and his mother, Joyce Faulkner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a corner lot, consisting of 8,398 sq.ft., more or less, zoned D.R. 5.5. The property is an irregularly shaped, unimproved lot located at the intersection of Belair Road and South Avenue in Perry Hall. Mr. Faulkner proposes to develop the lot with a single family dwelling as shown on the site plan marked as Petitioner's Exhibit 1. The proposed dwelling will meet all side, front and rear yard setback requirements as they relate to distances required from the dwelling to the property lines. Moreover, the dwelling will be constructed in a manner consistent with other houses in

this community. However, the side yard of the proposed dwelling will be set back a distance of 20 feet from the street right-of-way of South Avenue, which is slightly less than the 25 feet required. Thus, a variance is necessary in order to proceed with the proposed improvements.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the variance. The uniqueness of this property is found in its unusual shape and the fact that same is a corner lot bordering two public streets. Denial of the variance would render improvement of the property with the proposed dwelling impossible. Moreover, there will be no detriment to the surrounding properties. For these reasons, the relief requested shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of September, 1996 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

September 18, 1996

(410) 887-4386

Mr. Michael Faulkner  
6215 York Road  
Baltimore, Maryland 21212

RE: PETITION FOR VARIANCE  
SE/Corner Belair Road and South Avenue  
(9135 South Avenue)  
11th Election District - 5th Councilmanic District  
Michael K. Faulkner - Petitioner  
Case No. 97-62-A

Dear Mr. Faulkner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel

File

CASE NUMBER: 97-62-A (Item 63)  
9135 South Avenue  
SEC Belair Road and South Avenue  
11th Election District - 5th Councilmanic  
Legal Owner(s): Michael K. Faulkner

Variance to permit a side street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling.

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 11:00 a.m. in Room 106, County Office Building.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 8/27/96  
Posted for: 9-11-96 HEARING  
Petitioner: FAULKNER  
Location of property: 9135 South Ave.  
Location of Sign: \_\_\_\_\_  
Remarks: \_\_\_\_\_  
Posted by: \_\_\_\_\_ Date of return: \_\_\_\_\_  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/22, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 8/22, 1996.

THE JEFFERSONIAN,  
LEGAL AD. - TOWSON

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed variance to the Zoning Regulations of Baltimore County, Case No. 97-62-A, at the County Office Building, 400 Washington Avenue, Towson, Maryland 21204, on Wednesday, September 11, 1996 at 11:00 a.m. in Room 106. The hearing will be held in accordance with the provisions of the Zoning Act and Regulations of Baltimore County. The hearing will be held in accordance with the provisions of the Zoning Act and Regulations of Baltimore County. The hearing will be held in accordance with the provisions of the Zoning Act and Regulations of Baltimore County.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: 63 Petitioner: M. Faulkner

Location: Bel Air Rd. & 9135 South Ave.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Michael K. Faulkner

ADDRESS: 6215 York Rd.

Baltimore, MD 21212

PHONE NUMBER: (410) 435-1316 (home) (410) 529-1900 (work)

Printed with Soy-based Ink  
on Recycled Paper

Petition for Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 9135 South Avenue  
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plot attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 to PERMIT A SIDE STREET SETBACK OF 20 FT. IN LIEU OF THE REQUIRED 25 FT. FOR A PROPOSED DWELLING.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1) Reasonable use of this property can not be met unless it is buildable.
- 2) The property was purchased under the assumption that the lot was suitable for building the house desired. After originally making with the B.C.Z.R. I was told the house I wanted to build would be suitable for the lot. I purchased the plans for my house, but the assessor did not know it was a corner lot. The lot is suitable for building a house, but the assessor did not know it was a corner lot. The lot is suitable for building a house, but the assessor did not know it was a corner lot.
- 3) This house is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser(s):

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Person:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Printed with Soy-based Ink  
on Recycled Paper

With do solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property herein is the subject of this Petition.

Legal Owner(s):

Mr. Michael K. Faulkner

Signature

Address

City

State

Zipcode

Attorney for Person:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Printed with Soy-based Ink  
on Recycled Paper

ESTIMATED LENGTH OF HEARING

Available for Hearing

Next Two Months

ALL OTHER

RECEIVED BY DATE 8/29/96

ORDER RECEIVED FOR FILING  
Date 8/29/96

TO: FUTURE PUBLISHING COMPANY  
August 22, 1996 Issue - Jeffersonian

Please forward billing to:

Michael K. Faulkner  
6215 York Road  
Baltimore, MD 21212  
435-1316

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-62-A (Item 63)  
9135 South Avenue  
SEC Belair Road and South Avenue  
11th Election District - 5th Councilmanic  
Legal Owner(s): Michael K. Faulkner

Variance to permit a side street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling.

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 11:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 15, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-62-A (Item 63)  
9135 Soth Avenue  
SEC Belair Road and Soth Avenue  
11th Election District - 5th Councilmanic  
Legal Owner(s): Michael K. Faulkner

Variance to permit a side street setback of 20 feet in lieu of the required 25 feet for a proposed dwelling.

HEARING: WEDNESDAY, SEPTEMBER 11, 1996 at 11:00 a.m. in Room 106, County Office Building.

Arnold Jablon  
Director

cc: Michael K. Faulkner

NOTES: (1) ZONING STIM & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 5, 1996

Mr. Michael K. Faulkner  
6215 York Road  
Baltimore, MD 21212

RE: Item No.: 63  
Case No.: 97-62-A  
Petitioner: Michael Faulkner

Dear Mr. Faulkner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 8, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3351).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: August 22, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 33, 48, 55, 58, 62, 63, 65, 66, 67, and 69

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kears

PK/JL

ITEM33/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: August 23, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for August 26, 1996  
Items: "Use Permit-Parking", 033,  
057, 058, 062, 063, 065, 066, 067,  
and 069

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE23

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 09/15/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUG. 19, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 33, 35, 38, 60, 63, 64, 65, 66, 67, 68, 69 AND 71.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office. PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 663 (JCL)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2288 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
9135 Soth Ave., SEC Belair Road & Soth Ave.  
11th Election District, 5th Councilmanic  
Michael K. Faulkner  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 97-62-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 1996, a copy of the foregoing Entry of Appearance was mailed Michael K. Faulkner, 6215 York Road, Baltimore, MD 21212, Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 9135 Bel Air Rd. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Peach Hill

Map books: 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

OWNER: Michael K. Faulkner  
Bel Air Road 60' R/W

LOCATION INFORMATION  
Election District: 11  
Councilmanic District: 5  
1"=200' scale map: NE-106  
Zoning: DR-5.5  
Lot size: 20,838 square feet

SEWER: ☒ ☐  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: None

Zoning Office USE ONLY!  
reviewed by: ITEM #: CASE#:  
JL 163



This is a detailed plat map of a residential subdivision. The map shows a grid of streets including Plantagenet Circle, Orange Circle, Brookfield Road, and others. Various lots are outlined and labeled with codes such as D.R. 3.5, D.R. 5.5, D.R. 16, B.L., B.R., and B.M. Some lots are shaded, indicating specific ownership or status. The map also shows surrounding areas like 'Darnall Manor' and 'Fieldgreen'. A scale bar and location information are at the bottom right.

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210